

## ARTICLE 26

### HISTORIC DISTRICT COMMISSION

#### Section 1           Composition, Term of Office

There is hereby established an Historic District Commission under the provisions of the "Historic Districts Act", General Laws, Chapter 40C, as amended, consisting of seven (7) members and three (3) alternate members, appointed by the Selectmen, including one (1) member, where possible, from two (2) nominees submitted by the Natick Historical Society, one (1) member, where possible, from two (2) nominees, one (1) of which shall be submitted by the Massachusetts State Chapter of the American Institute of Architects, and one (1) of whom shall be submitted by the Boston Society of Landscape Architects, and one (1) member, where possible, from two (2) nominees of the Board of Realtors covering Natick. One (1) or more of the foregoing shall, where possible, be a resident of an Historic District established in Natick pursuant to the Historic Districts Act. When the Commission is first established three (3) members shall be appointed for a term of one year, two (2) shall be appointed for a term of two (2) years, and two (2) shall be appointed in like manner for three (3) years, and their successors shall be appointed in like manner for terms of three (3) years.

When the Commission is first established, one (1) alternate member shall be appointed in like manner for a term of one (1) year, one (1) alternate member shall be appointed for a term of two (2) years, one (1) alternate member shall be appointed for a term of three (3) years, and their successors shall be appointed in like manner for terms of three years.

#### Section 2           Historic Districts

There is hereby established under the provisions of the Historic Districts Act, Chapter 40C of the General Laws, as amended, the historic districts described as follows:

- (1) **John Eliot Historic District**, as shown on a plan entitled "Proposed Enlargement of John Eliot Historic District", drawn by the Natick Department of Public Works (scale 1" equals 100') dated August 28, 1975, and revised March 1, 1976, said plan being on record with the Town Clerk.
- (2) **Henry Wilson Historic District**, as shown on "Plan of the Proposed Henry Wilson Historic District, Natick, Massachusetts" drawn by the Natick Department of Public Works, (scale 1" equals 100'), said plan being on record with Town Clerk and said plan dated August 10, 1977, and revised November 8, 1977.

#### Section 3           Powers and Duties

The Historic District Commission shall have all the powers and duties of historic district commissions as provided by the Historic Districts Act, Chapter 40C of the General Laws, and of subsequent amendments thereto except that the authority of the commission shall not extend to the review of the following categories:

- a. Temporary structures or signs, subject, however, to such conditions as to duration of use, location of lighting, removal and similar matters as the commission may reasonably specify.
- b. Storm doors, storm windows and screens.
- c. The color of paint.

#### **Section 4                Rules and Regulations**

The Historic District Commission shall adopt rules and regulations for the conduct of its business not inconsistent with the provisions of the Historic Districts Act, General Laws, Chapter 40C, as amended, and may, subject to appropriation, employ clerical and technical assistants or consultants and may accept money gifts and expend same for such purpose.

#### **Section 5                Time Limits**

When taking action under the provisions of Section 7 of the Historic Districts Act, General Laws, Chapter 40C, as amended, the Historic District Commission shall make a determination within forty-five (45) days after the filing of the application for a certificate of appropriateness, or such further time as the applicant may in writing allow.

#### **Section 6                Severability**

In case any section, paragraph or part of this By-Law be for any reason declared invalid or unconstitutional by any court of last resort, every other section, paragraph or part shall continue in full force and effect.